

**FINAL AGENDA
SAN DIEGO COUNTY PLANNING COMMISSION
REGULAR MEETING
Friday, February 9, 2007, 9:00 AM
DPLU Hearing Room
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on, late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of January 26, 2007**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Formation of Consent Calendar**

Agenda Items

- 1. [Appeal of Bonsall Horse Barns; Administrative Permit \(AD\) 05-038, Bonsall Community Planning Area \(Ramaiya\) \(Continued from the hearing of January 26, 2007\)](#)**

The project is an Administrative Permit to allow for two private use horse barns with a total of 60 rooms/horse stalls for a total square footage of 17,697. An 11,520 square-foot 40 stall horse barn is proposed for the western portion of the parcel. This barn will include a 2,160 square-foot second story for hay storage. A second barn will be located near the south-easterly portion of the property and will measure 6,177 square feet. This single-story 20 stall horse barn will include a hay and equipment storage area as well as a tack room and buggy storage area. The site is subject to the General Plan Regional Category 1.3 (EDA) Estate Development Area and General Plan (19) Intensive Agriculture. Zoning for the site is A70 (Limited Agricultural). The site contains an existing single-family residence that will be retained. Access would be provided by a driveway connecting to Aqueduct Road. Earthwork will consist of cut and fill of 12,000 cubic yards of material to accommodate the barns and associated riding arenas.

The proposed project is located at 31910 Aqueduct Road at the intersection of Calle de Talar. The applicant had requested a continuance from the January 26th hearing to February 9th to have adequate time to review the newly submitted materials.

2. CA 5889 Campo (Nextel) Wireless Facility; Major Use Permit, P04-061, Mountain Empire Subregional Planning Area (Taylor)

The proposed project is a Major Use Permit for a wireless telecommunications facility pursuant to Section 6985 of the Zoning Ordinance. The project site is a 14-acre property at 31075 Highway 96, west of the community of Campo and south of State Route 94. The project will consist of a single pre-fabricated structure, 230 square feet in area and 20 feet high. The related equipment would be placed inside the structure. Twelve (12) panel antennas would be mounted inside an approximately 138 square-foot cupola on top of the structure. An existing private road will provide access from Highway 94 to the facility. The property is subject to General Plan Regional Category Environmentally Constrained Area (ECA), Land Use Designation (18) Multiple Rural Use Land Use. Zoning for the site is S92 (General Rural).

3. Lakeside Car Wash and Detail; Major Use Permit, P06-053; Lakeside Community Planning Area (Wright)

The project proposes a Major Use Permit to construct and operate an automotive cleaning business, pursuant to Section 2365c of the Zoning Ordinance, on a 15,222 square-foot lot adjacent to and accessible from a service station at the southeast corner of Winter Garden Boulevard and from Woodside Avenue. The project will consist of a carwash and detailing operation that includes parking, signage and landscaping. Zoning Special Area Regulation "B" designator requires that the project comply with the Lakeside Design Review Guideline requirements. The operation would include a prefabricated car wash tunnel approximately 1,200 square feet in size, with an attached 400 square-foot equipment room. The project site is located at 9757 Winter Gardens Boulevard near the intersection with Woodside Avenue, and is subject to the General Plan Regional Category Current Urban Development Area (CUDA), Land Use Designation (13) General Commercial. Zoning for the site is C36, General Commercial Use Regulation.

Administrative Items

E. Director's Report

- **Wireless BPRs (Maxson, Gibson)**

F. Report on actions of Planning Commission's Subcommittees.

G. Designation of member to represent Commission at Board of Supervisors.

H. Discussion of correspondence received by Planning Commission.

Department Report

I. Scheduled Meetings.

February 23, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 9, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
March 23, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 6, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
April 20, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>
May 4, 2007	<u>Planning Commission Hearing; 9:00 a.m.</u> <u>DPLU Hearing Room</u>

This Agenda is now available on the County of San Diego's web site at www.co.san-diego.ca.gov/dplu. Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

Adjournment

A proponent or protestant of record may appeal certain decisions of the Planning Commission to the Board of Supervisors (Attn: Clerk of the Board, Room 402, 1600 Pacific Highway, San Diego, CA 92101) accompanied by an appeal fee of \$500.00 (excluding Administrative Appeals).

The time period following the Planning Commission action within which an appeal must be filed is as follows:

Tentative Map Cases, Major Use Permits,
Reclamation Plans, Coastal Use Permit Cases,
Site Plans required by Specific Plans----- Within 10 calendar days after Planning
Commission action

Specific Plans, Specific Plan
Amendments, Road Matters, Rezones,
Agricultural Preserves, Plan Implementation

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Hearings, General Plan Amendment

Hearings----- No appeal necessary since staff will
- automatically transmit case to Board of
Supervisors.

Administrative Appeals, Variances,
Minor Use Permits, Plan Amendment

Authorizations----- No appeal possible to Board of
- Supervisors; Planning Commission action
is final.